

NEW YORK, SUNDAY, JULY 21, 1918.—Copyright, 1918, by the Sun Printing and Publishing Association.

## BUILDING INDUSTRY HAD WONDERFUL PART IN WAR PREPARATION

### Senator Calder Says Its Work Was Indispensable in Making Nation Ready for Great Conflict and Speaks for Better Treatment for Builders at Government's Hands

Declaring that no industry had done more to get the nation ready for war than the building industry, Senator William M. Calder of Brooklyn paid a glowing tribute to the building world leaders at their convention at Atlantic City last week, and declared that because of this showing it is the duty of the government to take whatever action is necessary to maintain the building industry at its highest efficiency.

"When the declaration of war was made and the country found itself with a mobile army in Continental United States of less than 50,000," Senator Calder said, "almost the first act of Congress was to authorize its increase to 2,000,000, and it was found necessary to immediately construct contingents, build all sorts of munition factories and construct buildings of every character both for the army and navy, to carry out our war plans. If there had not existed large organizations, not only for the construction of these structures but for the manufacture of the materials to be utilized in their building, it would have been impossible to properly take up the great construction programs that the government had called upon the builders of the country to carry out."

Senator Calder said that it was a mistake for the Treasury Department to discourage the building of houses and the financing of building operations. He pointed out that while in 1915 the total building operations of the country reached the enormous sum of \$1,800,000,000, this year outside of the government construction the total will be less than \$300,000,000. He indicated, too, that in many of the large cities of the country the failure to build homes for the people has brought about a condition whereby rentals have increased in some instances 50 per cent, and that next year, unless relief is obtained, there will be a dearth of living accommodations for our people.

The Senator says he does not approve either of the government's going into the business of building homes by the wholesale for its workmen, for he is of the opinion that with the enormous profits made by the great munition and ship building plants they could in most cases take care of the housing of their own men if the government insisted that it should be done. He pointed out that Congress has already appropriated \$10,000,000 for this purpose, and if we are to take the opinion of men who are attached to this house building bureau of the government, \$10,000,000 will be required in the not far future. This entire scheme, in his judgment, is conducive to waste, inefficiency and extravagance. "I have felt that the best results were to be obtained both for the nation and your industry by dis-

turbing as little as possible the ordinary conduct of your trade," Mr. Calder declared.

"I think it highly important," he continued, "that an organization should exist in this nation composed of every element in the building industry so that the government will be thoroughly informed upon the country's needs and the possibility of meeting them. There exists in Washington the War Industries Board, presided over by Mr. Haruch, which has been performing wonderful service for the nation. It is the business of this board to coordinate the war needs of the country that the very best results may be obtained from the standpoint of the government necessities, having in mind always the preservation of the producer's ability to maintain his plant in the highest state of efficiency. I have felt, however, at times that this board lacked real information, that very often it was apt to make a decision that might cripple business because it did not have full knowledge of the facts. An organization such as you have perfected can be most helpful in laying the facts before this board. From my personal knowledge of Mr. Baruch I am confident he will welcome any information you may give him. Let me cite a case that I have in mind. Very recently the Navy Department notified sixty-four manufacturers, tenants of the Bush Terminal Company of South Brooklyn, that on December 1 the Navy Department would require the space occupied by these concerns.

"At the request of a group of men in Brooklyn, who are prepared to supply additional factory accommodations for these concerns, I called at Mr. Baruch's office to obtain his approval of priority orders for building material to construct these new buildings. This work was to be done by private capital and the work was to be done by the material. Mr. Baruch's building expert expressed doubt as to whether it was possible to secure all necessary material to construct these factories without in the slightest degree disturbing the government's needs. In a case like this one, assistance both to the nation and your own calling.

"Luxury building had practically ceased before the war commenced owing to the increased cost of building, which then amounted to approximately 30 per cent, and now, with a proposed further increase of 25 per cent, in cost of the transportation of building material and the difficulty in securing funds, it is doubtful if any but necessary buildings would be undertaken.

"The building industry is a national facility. Its product is in great demand and will be in even greater demand when the war is over. It is therefore in

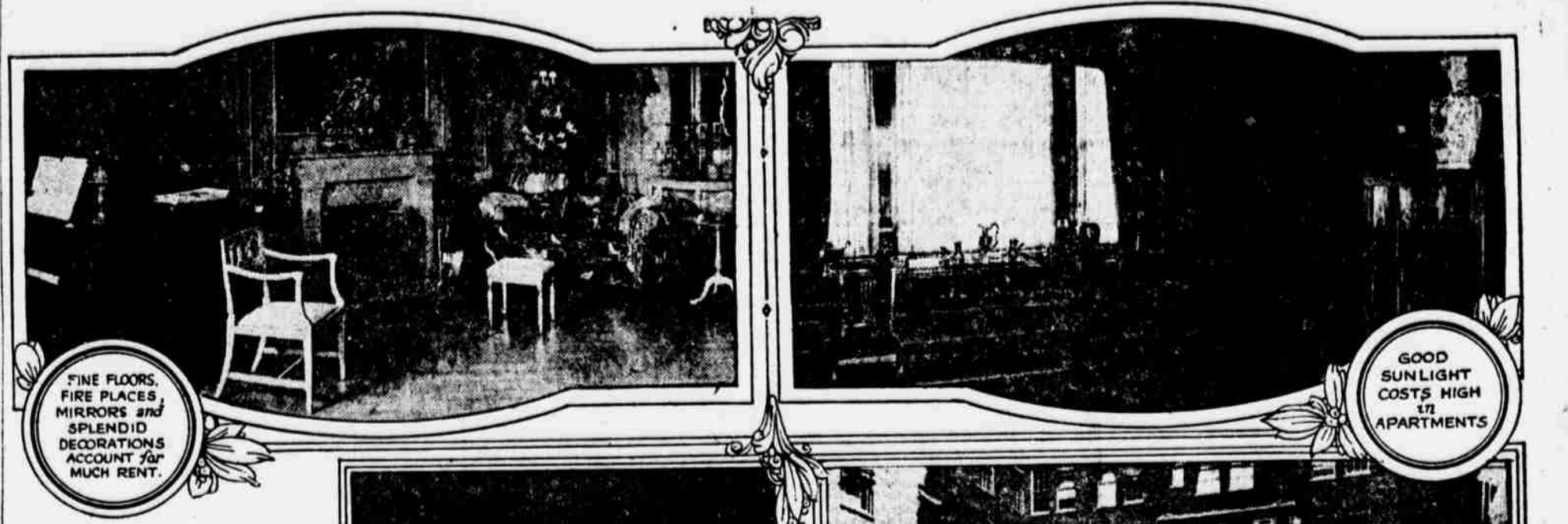
### NOT MEETING BUILDING NEEDS.

#### Operations Continue to Decrease All Over Country.

Building permits issued in the principal cities during June totaled less than for May and also less than for June last year. The official figures of 144 cities as received by the American Contractor aggregate for June \$45,345,143, as compared with \$50,446,022 for May and with \$62,747,015 for June, 1917. The decrease as compared with a year previous was, however, only 27 per cent. The smallest decrease since last September. Losses have now been continuous since February, 1917. This is not surprising, considering the high costs of construction and the discouragement of all kinds of unnecessary building by the government. In many cities necessary construction is very backward. The Bureau of Industrial Housing at Washington is being impeded for much greater aid in supplying houses for workmen than it extends with its present appropriations.

Projects from fifty cities have been approved by the housing bureau at a cost of \$185,298,000, nearly twice the funds available, and many other housing projects are now

## Some of the Reasons Why People Pay High Rentals



under consideration. The problem now is to induce private capital to construct in many cities the dwellings and other forms of necessary construction which the government cannot supply.

The statistics above do not include government construction work, which is now vast. With unnecessary work almost wholly eliminated, the figures indicate with a fair degree of accuracy the volume of urgent and essential building that is now in progress. This consists mainly of factory and residence construction, though schools and other forms of buildings are considered by some communities as necessary. The absence of large structures is indicated by the relatively slight decrease in the total number of permits issued, namely, 21,113, as compared with 23,734 for June, 1917. The average size of the permits for June is about \$2,500, compared with \$2,470 for June, 1917. An unusually large percentage of the permits, issued last month, were for repairs and extensions. Of the 141 cities reporting, fifty-two show comparative gains. These are mainly centers where war work of some character is in progress.

### MRS. ROCKEFELLER RENTS.

Mrs. William G. Rockefeller has leased a large apartment at 240 Park avenue, corner of Fifty-first street, for her daughter-in-law, Mrs. William A. Rockefeller, also at 240 Park avenue to F. Huntington Babcock, and in 11 East Fifty-eighth street to Mrs. George Stevens. Douglas L. Elliman & Co. negotiated these leases.

### PLANS FILED FOR TOWN CLUB.

Plans have been filed for entirely making over the seven-story tenement at 71 Central Park West into an eight-story hotel for Fred T. Lay & Co., Inc. of Springfield, Mass., as owner. Sterrett & Van Vleck are the architects and have estimated the cost at \$200,000.

When finished it will be known as the Town Club, the idea being to furnish suburban dwellers with small urban apartments.

### CALLS MEN FOR Y. M. C. A.

Ready Board Recruiting Slowly for Overseas Service.

In the matter of recruiting for the Y. M. C. A. service abroad in France and Italy, the special real estate board committee, of which John L. Parish is chairman, reports that while a considerable number of volunteers have been directed to headquarters, the quota required is still far from complete.

Posters have been sent to every real estate office with circulars of instruction and blank forms of application, but the returns are not what they should be, considering the character of the service. The demand is strongest for men capable of filling executive positions of the highest rank.

Age limitations will be relaxed considerably where the other qualifications are satisfactory, and it is believed that there must be many who would gladly enlist in this service if they knew how urgent is the need and how great the opportunities for helping to win the war.

All such are requested to call for information on Richard O. Chittick, executive secretary of the Real Estate Board, at its rooms, 217 Broadway, or of any member of the committee, which consists of Charles G. Edwards of 30 Maiden Lane and T. Foster James of 100 West 42nd street.

### BLOCK SITE FOR GARAGE.

As a site for a large public garage John Macnamara, a builder, has bought from the Burton estate the block front on the north side of 1624 street between Grant and Sherman avenues. The plot has a frontage of 200 feet on the street and 115 feet on each avenue, and is partly occupied by frame buildings.

### ATTRACTION ENTRANCES MUST BE FIGURED IN RENT

TENANTS ARE WILLING TO PAY FOR BEAUTIFUL OUTLOOKS

### BEAUTIFUL HALLWAYS TOO ARE EXPENSIVE

### RESERVE BANK SITE HAS LONG HISTORY

### Jan Jansen Damen, First Owner on Record, Held Title by Grant in 1644

### MONTCLAIR BLOCK SOLD AGAIN.

## Telegraph and Telephone Companies Own Almost All of Broadway Block

### Purchase of Law School Building Last Week Gave Them Principal Property Not Already Under Their Ownership

With the purchase of the building of the New York Law School, contracts for which were signed last Tuesday, the 195 Broadway Corporation becomes one

of the largest owners of downtown real estate. This company represents the real estate ownership of the three large telephone and telegraph companies, 40 per cent of the stock being owned by the American Telephone and Telegraph Company, 30 per cent by the New York Telephone Company and 30 per cent by the Western Union Telegraph Company. They are the owners of the big building at the north corner of Broadway and Dey street, and they now control, with the exception of four small parcels, the valuable block bounded by Broadway and Church, Dey and Fulton streets. They do not yet own the block front on Church street, the southerly half of which is owned by the Astors and the northerly half by S. Goldberger. Neither do they own 180 Fulton street, adjoining the Church street corner. The small property at 176 Fulton street still is owned by the estate of Timothy Sellow and is held, according to report, at \$250,000.

### MORE WEST SIDE STUDIOS.

#### Another Dwelling Taken for Alteration into Small Suites.

The Duross Company has leased for Mrs. Jennie H. Leonard the five-story dwelling at 28 West Seventy-second street, between Central Park West and Columbus avenue, for a term of twenty-one years to Benjamin H. Kirtland. The house will be remodeled into studio apartments of two and three rooms and bath, with parquet floors, new plumbing and all the latest improvements. Several of the apartments will be arranged with north skylights for artists. Plans have been drawn for the changes by Charles T. E. Dieterlein. The same brokers leased recently to Mr. Kirtland 240 West Seventy-second street, 121 West Eighty-sixth street, 332 West End avenue, and to Edward Fitzgerald 14 West Second street. These houses are being remodeled into studio

### BISCUIT CO. ADDS TO PLOT.

The National Biscuit Company has increased its control in the Ninth avenue block from Fifteenth to Sixteenth street, extending to Tenth avenue, by the purchase from Joseph Beck of the six-story loft building at 55 Ninth avenue, adjoining a single parcel at 57 and 59 Ninth street, the only lot on the avenue not held by the company. The new acquisition will be altered for additional quarters. The deal was made direct between the principals. About a year ago the company bought two old buildings at 41 and 43, adjoining Fifteenth street corner, a 125-foot parcel adjoining to the street constitutes the only privately owned realty on the block, which has a depth of 800 feet. The company also owns the block to the extension of Tenth avenue to Marginal street.

### MAGNOLIA FARM IN NEW HANDS.

Magnolia Farm, about one-half mile from the Frenau station, Monmouth County, N. J., was sold yesterday by Frederick Brown to Clarence Ware, said to be a breeder of horses. The place has been owned originally by Philip Frenau, known as the poet of the Revolution, an intimate friend of George Washington. It consists of ninety-eight acres, large main house, about a half acre of the lot, which is 25 feet wide and was valued at \$60,000.

### RENTS RISE DWELLING.

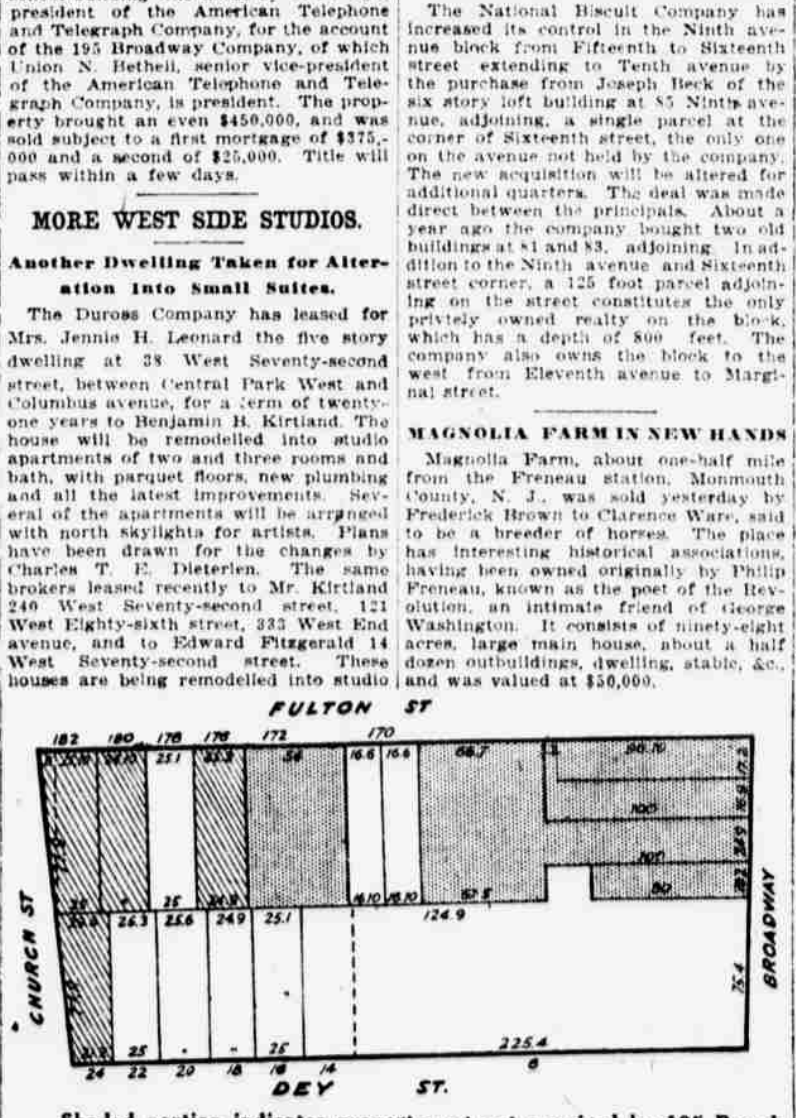
William H. Pettes has sold the one-family dwelling at 18 North Seventeenth street, East Orange, N. J., to Howard E. Crump of East Orange. Mr. Crump will take possession at once. Louis Schlein, gen. inc., were the brokers.

### BUYS \$40,000 MADISON HOME.

H. C. Reynolds has sold for Mrs. Emma D. Osman her ten-acre estate on Park avenue, Madison, N. J., to J. H. Reynolds, known as the poet of the Revolution, an intimate friend of George Washington. It consists of ninety-eight acres, large main house, about a half acre of the lot, which is 25 feet wide and was valued at \$60,000.

### LARGE WEST SIDE HOUSE SOLD.

The five-story and basement dwelling at 12 West Ninety-sixth street, held in the market at \$35,000, was sold yesterday for Thomas L. Somers by Pease & Elliman. The buyer will occupy the house. The dwelling covers the entire area of the lot, which is 25 feet wide and 100 feet deep. It contains twenty rooms and five baths.



### EXPANDS IN BROOKLYN.

The Schulte Clear Store Company has taken the ground floor store in the Mechanics Building at the corner of Fulton and Court streets, Brooklyn. After extensive alterations it will be opened as an additional branch establishment.

### STUDIO APARTMENTS

100 Central Park South  
S. W. Cor. 59th St. & 6th Ave.  
A new 14-story, fireproof building of unusual high character. Centrally located and convenient to the leading Club Hotels, Restaurants, Grand Central and Pennsylvania Depots, etc.  
Every possible requirement of bachelor and small family is here provided for. Suites of  
2 and 3 Rooms and Bath  
Larger Suites Easily Arranged.  
North Light Studios Suitable for Artists.  
Duplex Apartments of 6 Rooms and Baths on Upper Floors.  
Restaurant on Main Floor Will Serve Meals in Apartment if Desired.  
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